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Title Insurance and Trust Company

433 SOUTH SPRING STREET • LOS ANGELES 54
MADISON 6-2411

November 4, 1954

IMPORTANT

When replying refer to

Our No. 4169688 SEB

Shell Oil Company
1008 West Sixth Street
Los Angeles 14, California

Your No. Re: Defense Plant Corp

Attn. Mr. Howells or Mr. Reardon

The following is a report on the title to the land described in your application for a Policy of Title Insurance, and is made without liability and without obligation to issue such policy

Dated as of October 26, 1954 at 7:30 a.m.

S.E. Bergman
S.E. BERGMAN

TITLE OFFICER

Vestee:

RECONSTRUCTION FINANCE CORPORATION, a Federal corporation, as successor to Defense Plant Corporation, a corporation.

Exceptions:

- ✓ 1. General and special county taxes for the fiscal year 1954-1955, covering this and other property, amount \$764,909.28, first installment \$382,454.65.
- ✓ 2. Such rights as the public may have to use those portions of said land shown upon and dedicated by the recitals on the map of said Tract 4671.
3. Easements and rights of way for the excavation, clearing or repair of canals, ditches, flumes, pipes or other water conduits for water used for irrigation or domestic purposes, and for the transmission and flow of said waters, as provided by the final decree of partition entered in Case No. 3284 of the Superior Court, in and for the county of Los Angeles.
4. An easement for the purpose of constructing and maintaining a pipe line and water distribution system upon, over, under, and across said land, as granted to Dominguez Water Company by deed recorded in book 1515 page 265, Official Records.
5. Affecting Vermont Avenue.

An easement for public road and highway purposes (Vermont Avenue), over those portions of said land within a strip of land 80 feet

continued....

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In addition to any exceptions shown herein, and not cleared, the policy if issued will contain stipulations and also exceptions as to matters outside its coverage which are required by the particular form.

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wide, lying 40 feet on each side of a straight line running southerly from the intersection of the center lines of Francisco Street and Vermont Avenue, as shown on the map of said Tract 4671, to the intersection of the center lines of James Street and Vermont Avenue, (from the south) as shown on map of Tract 6378, recorded in book 68 pages 1 and 2 of Maps, as granted to the county of Los Angeles by deed recorded in book 6173 page 100, Official Records.

6. An easement for highway purposes over those portions of said Tract 4671 included within a strip of land 100 feet wide, lying 50 feet on each side of the following described center line:

Beginning at the intersection of the center lines of 190th Street and Figueroa Street as shown on said map of Tract 4671; thence South $0^{\circ} 04' 10''$ East, along said last mentioned center line, 641.17 feet; thence southwesterly, along a tangent curve, concave northwesterly, having a radius of 1500 feet, through an angle of $37^{\circ} 33' 25''$, an arc distance of 983.24 feet; thence tangent, South $37^{\circ} 29' 15''$ West 1215.32 feet; thence southerly, along a curve concave easterly having a radius of 1500 feet, through an angle of $37^{\circ} 33' 00''$, an arc distance of 983.06 feet to the point of tangency of said curve with the center line of Figueroa Street, shown as Hamilton Street on said map of Tract 4671; thence southerly, along said last mentioned center line, to the center line of James Street, as shown on said map of Tract 4671,

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as granted to the state of California by deed recorded August 8, 1938 in book 15944 page 310, Official Records, and by deed recorded June 2, 1933 in book 12113 page 381, Official Records.

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7. An easement for public road and highway purposes over those portions of Figueroa Street within the easterly 25 feet of Lots 62, 63, 64 and 65 of said Tract 4671, as granted to the county of Los Angeles by deeds recorded in book 12012 page 335, Official Records, and in book 12113 page 381 of Official Records.

Got → 8. An easement over Parcel 3 of said land for public road and highway purposes, to be known as Figueroa Street, as granted to County of Los Angeles in deed recorded March 13, 1933 in book 12039 page 241, Official Records.

Got 9. Affecting Vermont Avenue, 80 feet wide.

An easement for public road purposes over the easterly and westerly 15 feet of said land, as granted to the county of Los Angeles by deed recorded in book 7065 page 177, Official Records.

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10. An easement over said land for all water pipes then existing thereon, together with the right to relocate said pipes and mains and to maintain, repair and change the size of said pipes and mains and the right of ingress and egress to and from the same for said purposes, as reserved by Dominguez Water Corporation, in deed to Defense Plant Corporation, recorded October 4, 1943 in book 20349 page 63, Official Records.

11. The covenant of the grantee in said deeds above mentioned to grant to Dominguez Water Corporation adequate and sufficient easements for said water pipes and mains in the event of their relocation, as provided in said deeds.

12. Affecting Vermont Avenue and east 25 feet of Lot 68 in Parcel 3.

Easements for water pipes and incidental purposes, each 10 feet in width, along all lot lines of lots in said Tract 4671, as conveyed by Dominguez Estate Company, a corporation, to Dominguez Water Corporation, by deed recorded February 28, 1952 in book 38362 page 367, Official Records.

DESCRIPTION

PARCEL 1.

All those portions of Rosemead Street, 50 feet wide; Vermont Avenue, 80 feet wide; Francisco Street, 50 feet wide; and Knox Street, 50 feet wide, all as shown on map of Tract 4671, partly in the city of Los Angeles, county of Los Angeles, state of California, as per map recorded in book 56 pages 30 and 31 of Maps in the office of the county recorder of said county, within the boundaries of a parcel of land bounded as follows:

On the north by the southerly line of 190th Street, 95 feet wide; on the east by the westerly line of Figueroa Street, 100 feet wide; on the south by the northerly line of James Street, 50 feet wide, and on the west by the west line of Lot 16, in said Tract 4671, and its northerly prolongation to 190th Street.

EXCEPTING therefrom the northerly 50 feet of said portion of Rosemead Street.

ALSO EXCEPTING that portion of Knox Street lying east of the

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west line of Vermont Avenue, 80 feet wide.

ALSO EXCEPTING that portion of Vermont Avenue, 80 feet wide, lying northerly of the southerly line of Knox Street, 50 feet wide, and that portion of Vermont Avenue, 80 feet wide, within the west 15 feet of Lot 56 in said Tract 4671.

ALSO EXCEPTING those portions of Rosemead Street, 50 feet wide, and Vermont Avenue, 80 feet wide, within the boundaries of the strip of land, 100 feet wide, conveyed to the city of Los Angeles, Department of Water and Power, by deed recorded in book 19574 page 48, official records.

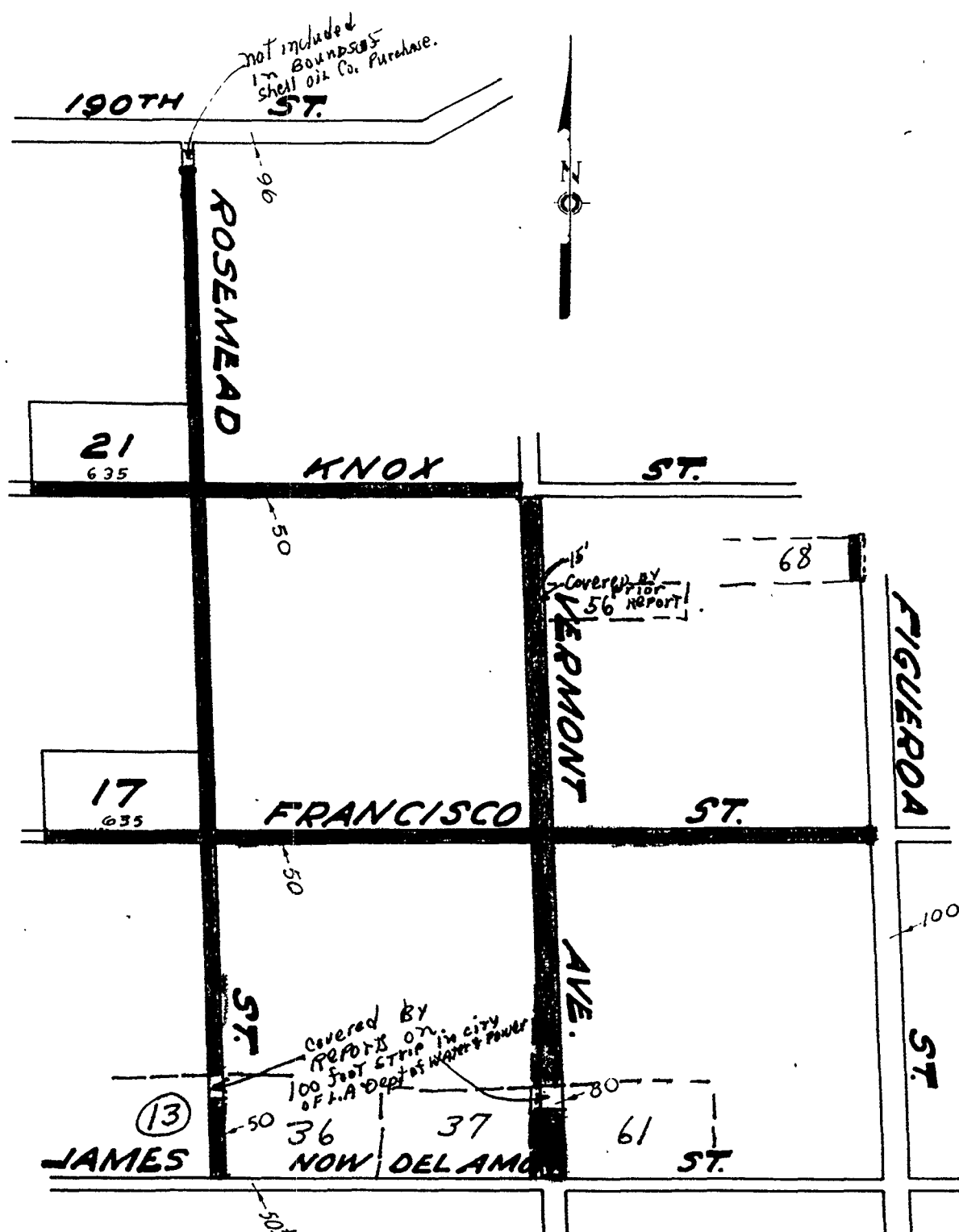
THESE portions of Vermont Avenue, shown as a public street on the order of the Board of Supervisors, recorded in book 19574 page 48, official records, lying northerly of the southerly line of Knox Street, 50 feet wide, all as shown on the map of Tract 4671, partly in the city of Los Angeles, and partly in the city of Torrance, California, as per map recorded in book 19574 page 48, official records, and as shown in the office of the City Engineer of the City of Los Angeles.

THESE portions of Vermont Avenue, shown as a public street on the order of the Board of Supervisors, recorded in book 19574 page 48, official records, lying northerly of the southerly line of Knox Street, 50 feet wide, all as shown on the map of Tract 4671, partly in the city of Los Angeles, and partly in the city of Torrance, California, as per map recorded in book 19574 page 48, official records, and as shown in the office of the City Engineer of the City of Los Angeles.

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PORTION OF LOTS 17 & 21, OF TRACT 4671



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